

PLANNING & ZONING COMMISSION



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**April 13, 2022
Meeting Minutes**

1. **Call to Order:** 7:16 PM by. S. Davidson, Chairman
2. **Members Present:** Steve Stephanski, David Nieminen, Joe Zonfrilli, S. Davidson and Alternate Members J. Hodge & Brian Muschiano
3. **Seating of Alternate:** J. Hodge was seated.

4. **The public hearing on Zoning Regulation Text Change for Accessory Apartments was opened at 7:16.** J. Guskowski, Planner presented proposed regulatory change proposed by the Planning & Zoning Committee and reviewed at a previous Regulations Workshop to bring the town into compliance with Public Act 21-29 which allows an accessory apartment on any lot containing a single-family home. The proposed new regulation would replace the current Family Apartment regulation and would comply with the state regulation to expand housing in the area. Discussion was had about number of bedrooms, lot size and egress. Recommendation to send to town attorney and make 2 revisions. **Motion made and seconded by J. Hodge/D. Nieminen for hearing to be continued to next month.** *MOTION PASSED Unanimously.*

The public hearing on Application #765: 80 Preston City Rd. Text Change Multi-family, Village District. Was opened at 7:35 PM. J. Guskowski presented the application. The Commission discussed adding a qualifier of a minimum of 45,000 sq. ft. required for new construction, reuse, renovations, or redevelopment of existing buildings in the Village District. The use would require a special permit and would have to comply with all other applicable regulations as well as building and health code. Recommendation to define substantial reconstruction and attorney review. **A motion was made and seconded by J. Hodge/S. Davidson for hearing to be continued to next month.** *MOTION PASSED Unanimously.*

The Public Hearing Portion of the Meeting adjourned at 7:47 PM and the Regular Meeting was opened at 7:48 PM.

5. **Approval of Minutes:**
Commission members reviewed the March 9, 2022 meeting minutes and requested additional information on the Public Hearing. **Motion to table minutes made and seconded (S. Davidson/J. Hodge).** *MOTION PASSED Unanimously.*
6. **Addition to the Agenda:** None
7. **Citizen Comments:** None
8. **Old Business:**
A. **Application #765: Patrick St. Jean – 80 Preston City Rd. Text Change Multi-family, Village District.** A motion was made and seconded by J. Hodge/S. Davidson for hearing to be continued

to next month. *MOTION PASSED Unanimously.*

- B. **Zoning Regulation Text Change for Accessory Apartments.** Motion made and seconded by J. Hodge/D. Nieminen for hearing to be continued to next month. *MOTION PASSED Unanimously.*

9. **New Business:**

- A. **Application #768 – 17 Beach Pond Rd. – David Andrews – Subdivision.** Motion to Table made and seconded (S. Davidson/J. Hodge) until next month when prints are available for viewing by the commission. *MOTION PASSED Unanimously.*
- B. **Application #769 – 85 Gate St. – Town Garage –** Site plan for installation of Two, 1,000 gallon propane tanks and cement slab. **Motion was made and seconded (J. Hodge/D. Nieminen) to remand back to P. Zvingilas, ZEO to issue Zoning Permit.** *MOTION PASSED Unanimously.*

10. **Correspondence:** None

11. **ZEO Report:** P. Zvingilas gave update Brown Rd. subdivision progress, and variance on Beach View Ext.

12. **General Planning Discussion:**

Commission members discussed the possibility of discussing the proposed regulation amendments during the regular meetings or moving the night of the Regulation Workshop meeting to a different night so that J. Hodge could participate. Consensus was that Meeting would remain as originally scheduled.

13. **Adjourn:** A motion to adjourn 8:20 PM was made and seconded (J Hodge/D. Nieminen). *MOTION PASSED Unanimously.*

Approved:

Chairman/Authorized Signer

Date